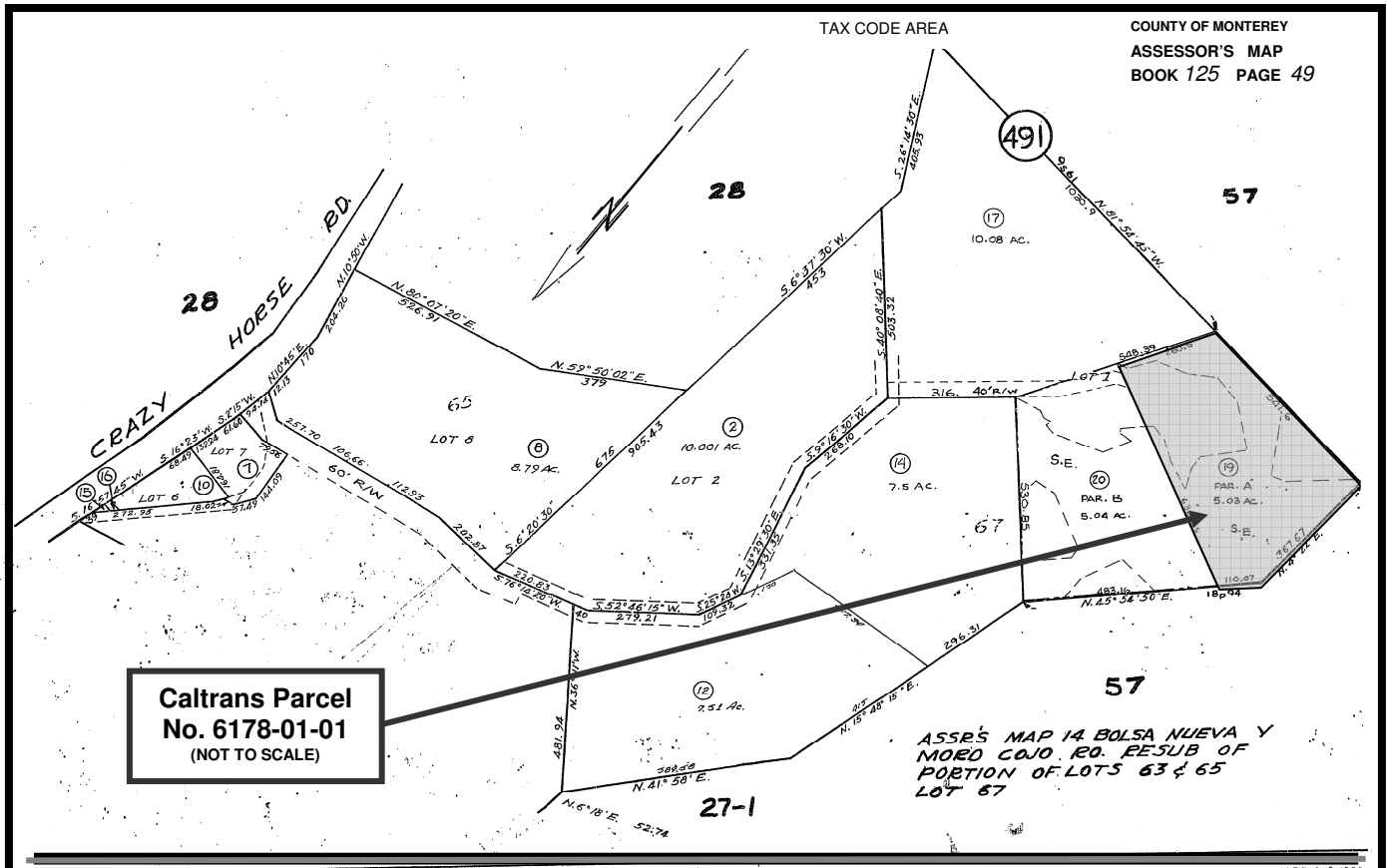




# LIVE PUBLIC AUCTION

5-ACRE DEVELOPED RESIDENTIAL LOT  
PRUNEDALE, CA  
SOLD "AS IS"



Auction Date/Time: ..... Tuesday, May 11, 2010, 10:00 A.M.

Location of Auction:..... On-site (378 Crazy Horse Canyon Rd., Prunedale)

Type of Auction: .....Live Oral Auction

Minimum Bid:.....\$375,000 (Bids to be in multiples of \$100)

Offering: ..... 90-Day Cash Option to Purchase (See "Terms of Option to Purchase")

Parcel Location:.....378 Crazy Horse Canyon Rd., Prunedale

County Assessors Parcel No. .... 125-491-019

Size: .....5 Acres

Present Zoning:..... Rural Residential (RDR/5.1)

Highest & Best Use:.....Rural Residential (as improved)

Current Use/Improvements:..... 2,917 s.f. Residence (4BR/3BA), independent well (tested on 1/7/2010), septic, open space.

Disclosures: Lot located within the County's "unofficial" Crazy Horse Landfill Buffer; house in need of various repairs (bathroom floors, water leak on 2<sup>nd</sup> story, evidence of dry wood termites)

The State makes **no warranty** as to existing or future zoning, local govt agency requirements and/or restrictions that may apply to the subject property. It is highly advised that prospective bidders consult with local planning officials to determine the viability of any intended use of the property. **Property will be sold in "AS IS" condition.**

A **Bidder's Deposit** of \$5,000 is required for registration/participation (Only Cashier's Check or Money Order made payable to Department of Transportation will be accepted--**no exceptions**). The Successful Bidder must surrender their auction deposit upon award and upgrade the total deposit to 10% of winning bid within the time specified between the buyer and seller. **Bid numbers** will be issued at time of registration on **Tuesday, May 11, 2010** (day of auction) **from 9:30 AM to the time bidding starts** (proof of possession of Bidder's Deposit is required to register). **Open house is by appointment only--Please call to schedule.**

An **Option Period** of ninety (90) days will be offered. Balance of bid amount will be due on or before the end of this Period. **Please Note--Option period & obligation to pay is not contingent upon buyer's ability to finance.**

## TITLE, EXCEPTIONS & RESERVATIONS

The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements or reservations not of record. The Dept of Transportation does not assume any liability for any possible encumbrances on this property. The right, title and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required. A copy of the Exceptions and Reservations from the State's Title Policy will be provided upon request for reference only. Dept of Transportation Director's Deed (deed/legal description) will be provided during option period.

Information regarding this sale can be obtained from our website at [www.dot.ca.gov/property](http://www.dot.ca.gov/property) or contact Patrick Pittarelli in the Dept of Transportation, District-05 Excess Land Branch Office (805/549-3317).